

**December 30, 2010 Minutes of
Bigfork Land Use Advisory Committee
Bethany Lutheran Church
DRAFT**

Committee members present: Paul Guerrant, Shelley Gonzales, Gary Ridderhoff, John Bourquin, Joyce Mitchell, Sue Hanson and 3 members of the public.

Chairman Guerrant called the meeting to order at 4: 00 pm.

The Agenda was adopted as presented - unanimous. (m/sc Bourquin/Gonzales)

Minutes of the December 2, 2010 meeting were approved as presented- unanimous. (m/sc Ridderhoff/Gonzales).

ADMINISTRATOR'S REPORT:

A. Sign-in Sheet: Reminder to the public of the availability of BLUAC minutes through email and BSC website bigforksteering.org/. Agendas are posted on the Flathead County Planning Office website flathead.mt.gov/

B. Application status: County status on previous pending applications: Wink, Clausen and Anderson Trust: Conditional Use Permit approved by the Flathead County Board of Adjustment.

Julie Spencer, Manager Bigfork Water & Sewer (BWS) District, discussed the issue of the new Wink building impeding servicing and repair of the sewer line in the area. Wink's prior development built terraced landscaping over the sewer line access. The plans for the new building will include a deck overhang and possible landscaping, which will impede access and use of equipment. When Flathead County abandoned the road right-of-way, there were no legal setbacks established for the sewer line. The Sewer Dept. needs to service the line at least twice a year due to the high concentrations of grease/oil and other debris entering the sewer system. The BWS has prescriptive right to 10' of clearance on each side of the sewer line; however, it takes legal action to enforce. All of the businesses and homes along the west side of Electric Avenue connect to this sewer line by gravity. Spencer displayed two maps of the area, which show future planning to abandon the sewer line and build lift stations on the north side of the steel bridge to pump sewage along Electric Avenue to the connecting sewer lines along Grand Drive. Cost of the project would be approximately \$888,000 to \$722,000 to acquire property and construct. All businesses and homes would be required to install and maintain lift stations to connect to the sewer line on Electric Avenue. Our issue is who pays for this?

BLUAC Comment:

Gonzales: I contacted the Planning Office to ask why the application did not come back to BLUAC after both the Planning Office and Applicant changed reports and design prior to the meeting with the Board of Adjustment. She was told the application would only return to BLUAC if Findings of Fact were changed, which they were not.

Guerrant: I feel frustrated that the BWS cannot be more specific about the capacity of the system until July when they are suddenly at capacity. In my opinion, there are far too many lots approved by the County for the capacity of this system and they keep adding more.

Gonzales: I would suggest a joint meeting with BLUAC and BWS. I am interested to know if they have anything like a 20-year or even 5-year plan for growth.

C. May 3, 2011 elections: Filing period for elections is December 20, 2010 to February 17, 2011. There will be four positions to be elected in May: Positions held by John Bourquin and Gary Ridderhoff whose 3 year term ends in May as well as John Righetti (replaced Darrel Coverdell) and Joyce Mitchell (replaced Charles Gough) for two year terms.

APPLICATIONS:

A. None

OLD BUSINESS:

A. Status on new Sub-Committees per Neighborhood Plan: Sue Hanson reported Bigfork Web Development has submitted an invoice for payment of half the administrative fee, which will be paid this month. Hanson requested a “blanket” motion to cover half the domain fee and half the administrative fee be paid by BLUAC with the remaining charges paid by BSAC as long as the stormwater project is funded. Gonzales moved BLUAC pay 50% of the billing for the BSC website. Righetti seconded the motion. Motion passed unanimously.

NEW BUSINESS:

A. Appoint of BLUAC Member At Large (term to June 2011).

Guerrant: We have received one application, from Dave Russell, to fill the remainder of the term vacated by Peter Strelinger. Has everyone had the opportunity to review Dave’s application?

Bourquin: Asked Russell to share more about himself.

Russell: I have lived in the valley for 32 years. I worked for Hooper’s Nursery for 23 years and also hosted a radio segment of gardening on KEGG. Since that time, I have established a landscape construction business. I have done work all over the Bigfork area and am knowledgeable about development over the years.

Gonzales: Dave Russell would be an asset to BLUAC. Gonzales moved to appoint Dave Russell to fill the vacancy for Member At Large until June. Bourquin seconded the motion. Motion passed by unanimous vote.

B. Highway 35 North to South Project: Discussed the document received by the Montana Department of Transportation “draft No Significant Impact for the Bigfork North and South project”. The document provides the final decision for the project. A response is requested in 30 days from December 22, 2010. Contact information is Susan Kilcrease, Project Development Engineer, Environmental Services Bureau (406) 523-5842 or by email at skilcrease@mt.gov/

PUBLIC COMMENT: None

Meeting was adjourned at 4:30 p.m.

Sue Hanson

BLUAC Secretary